



**Planning Commission
Meeting Agenda
February 6, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/86483541237>

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**

- 1. **Lots 5 & 6 Vivian Farms Subdivision, Phase 2** **Lot Split**
South Vaughn Road ([LS22-0055](#))
- 2. **The Station Phase 2 - Extension** **Large Scale Development Extension**
1500 SE GRIFFIN DR ([LSD22-0064](#))

IV. New Business

Advertised Public Hearings

- 1. **Bentonville Schools** **Rezoning***
1801 Southeast J Street ([RZ23-0087](#))
Future Land Use Map Amendment: Public/Semi-Public to Medium Density Residential (MDR)
Rezoning: A-1, Agriculture to R-3, Medium-High Density Multifamily Residential
- 2. **Crabtree** **Rezoning***
404 Southeast C Street ([RZ23-0088](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
- 3. **Mays** **Rezoning***
1101 Northeast 2nd Street ([RZ23-0089](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
- 4. **Aadhira Pro LLC** **Rezoning***
4300 Town Vu Road ([RZ24-0001](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

5. **Williams** **Conditional Use Permit***
8200 Southwest Regional Airport Boulevard ([CU23-0037](#))
6. **Applegate Properties (Vandoit)** **Conditional Use Permit***
1807 Southwest 2nd Street ([CU23-0038](#))
7. **Applegate Properties (Bike Fest Parking)** **Conditional Use Permit***
1805 Southwest 2nd Street ([CU24-0001](#))
8. **Walmart Campus PUD Revision** **Planned Unit Development***
Southeast 8th Street ([PUD20-0002](#))
9. **Haitham Alley PRD Revision** **Planned Residential Development***
Southwest Parnell Road ([PRD22-0004](#))
Revision to previously approved PRD: realigning SW Bright Road in the northwest corner of the project, lowering the unit count for the multi-family and increasing the unit count for the townhomes for a total of 515 units. (17 unit increase over previously approved)
10. **14th Street Tunnel - Night Work Extension** **Conditional Use Permit***
Southwest 14th Street ([CU22-0025](#))
- V. **Other New Business**
 1. **Skylight Apartments** **Large Scale Development**
1906 Southwest 14th Street ([LSD23-0052](#))
 2. **Bentonville School Districts - Bus Parking Lot Expansion Waiver** **Waiver**
3503 Northwest Marquess Drive ([WAV24-0002](#))
 3. **O'Reilly Auto Parts** **Waiver**
Southwest Regional Airport Blvd. ([WAV24-0003](#))
- VI. **Old Business**
- VII. **Other Business**
- VIII. **Adjournment**

